

North Oakville East Parks Facilities Distribution Plan

November, 2009



POLICY CONTEXT

1) **Purpose**

- a) The purpose of this document is to be a guide for the location, configuration, design and development of the parks system for the North Oakville East Secondary Plan, (NOESP). It specifically addresses the section of the secondary plan which states:
 - i) *“In addition to the policies of this Secondary Plan, additional detailed direction with respect to the North Oakville East parkland hierarchy, including additional direction with respect to Urban Squares, will be provided by the Parks Facilities Distribution Plan (PFDP). This Plan, which will form part of the Implementation Strategy, will outline the facilities proposed for each active park together with their respective sizes.”*
- b) This document is intended only to summarize the intent of the proposed parkland system for the NOESP, and does not supersede any agreements with landowners including but not limited to the NOESP Parkland Agreement dated August 13, 2007.
- c) For the purpose of this PFDP, “parkland”, “park”, “park block”, shall include lands associated with community parks, neighbourhood parks, village squares and urban squares for park purposes.

2) **Master Plans and Relevant Other Documents**

- a) The Parks Facilities Distribution Plan for NOESP is consistent with the following relevant documents:
 - i) Parks, Recreation, Culture Library Plan, dated June 2006
 - ii) North Oakville East Secondary Plan, dated February 2008
 - iii) North Oakville East Secondary Plan. Parkland Agreement, dated August 13, 2007
 - iv) Urban Design Guidelines for the North Oakville East Secondary Plan
 - v) Development Charges Background Document for North Oakville East Secondary Plan

PARKLAND DEDICATION AND DISTRIBUTION

3) Parkland Dedication

- a) Parkland dedication for the NOESP shall be dedicated to the Town consistent with NOESP Master Parkland Agreement.
- b) The Town shall not accept as part of the parkland conveyance, lands required for drainage purposes, stormwater management facilities, connecting walkways, lands susceptible to flooding, steep valley slopes, hazard lands, wetlands, associated buffer areas including top-of-bank and meander belt setbacks, lands designated Core or Linkage Preserve Area or High Constraint Stream Corridor Area or Medium Constraint Stream Corridor Area or other lands unsuitable for development such as traffic islands and roundabouts,.
- c) All parkland either dedicated to the Town as a condition of the Master Parkland Agreement or owned by the Town shall be considered to be developable.
- d) Consistent with the NOESP Master Parkland Agreement, developers shall provide a total of 64.5 hectares of parkland generally summarized as follows:
 - i) Community Parks (Joshua Creek) - 11.0 ha
 - ii) Neighbourhood Parks - 42.5 ha
 - iii) Village Squares and Urban Squares - 11.0 ha
 - TOTAL 64.5 ha
- e) No parkland dedication credits will be provided for parkland that has been conveyed beyond the total to be dedicated as identified in the NOESP Master Parkland Agreement and as summarized in 4) d) above.

4) Parkland Distribution

- a) General
 - i) The parkland distribution for the North Oakville East Secondary Plan conform to the NOESP Master Parkland Agreement and generally as shown in Appendix A of this document.
- b) Community Parks
 - i) One (1) new Community Park, (excluding North Park which is already owned by the Town), referred to “Joshua’s Creek Community Park” as shown on Appendix A.

- c) Neighbourhood Parks
 - i) Ten (10) Neighbourhood Parks will be provided in North Oakville East. The conceptual designation of Neighbourhood Parks on Appendix A will be refined during the preparation of detailed plans of subdivision.

- d) Village and Urban Squares
 - i) Approximately thirty publicly-owned (30) Village and Urban Squares will be provided in North Oakville East. Urban Squares will be located in the Trafalgar Urban Core Area, with the total number related to the ultimate size of individual facilities.

 - ii) Urban squares will be established at key focal points within the Trafalgar Urban Core Area and be finalized as part of the plans of subdivision process or other development proposals. Urban Squares will generally consist of passive open space areas.

 - iii) Urban Squares can be either in public or private ownership.

 - iv) Village Square configurations and locations shall be confirmed during the subdivision approval process.

- 5) Monitoring and Reporting of Parkland Dedication
 - a) Monitoring and reporting of parkland dedication shall be consistent with section 2.7 of the NOESP Master Parkland Agreement.

 - b) The owners shall provide regular updates on the status of parkland dedication for the NOESP.

- 6) Improvements to Parkland
 - a) Improvements to parkland or parkland development shall be addressed in the dedicating Owner's subdivision or other development agreements with the Town and shall be consistent with the Town's policies and procedures.

 - b) Improvements to parkland or parkland development other than those works required as conditions of subdivision agreement conveyance may be subject to Development Charges Credits.

PARKLAND HIERARCHY

7) General

- a) The primary purpose of the majority of the Parks and Open Space system for the NOESP, including public parks, schools and other open spaces, is to provide for active recreational needs and community facilities. These general types of open space apply:
 - i) Passive parks including informal green space, children's playgrounds, gardens and walkways;
 - ii) Active recreation space for sports fields; and,
 - iii) Urban open space such as plazas and squares.
- b) The Parks and Open Space system also should be designed to, where possible, connect to and enhance the Natural Heritage component of the Natural Heritage and Open Space System. It should also provide for passive recreational needs. Finally, the Parks and Open Space system will assist in building social relationships within the North Oakville community and will have strong public exposure and access through the alignment of public streets and building frontages.
- c) The Parkland Hierarchy, listed below, includes facilities that are designed to provide a full range of active and passive recreation activities for the emerging neighbourhoods and community:
 - i) Community Parks
 - ii) Neighbourhood Parks
 - iii) Village Squares
 - iv) Urban Squares within the Trafalgar Urban Core Area
- d) The Parkland Hierarchy is that established for North Oakville and does not reflect the hierarchy for the area of the Town south of Dundas Street.

8) Community Parks

- a) There are two Community Parks identified the NOESP. They are North Park and Joshua's Creek Park, as shown on Appendix A. Community Parks should support the highest intensity of recreational use and level of facility development. Community Parks will typically include parkland with illuminated and irrigated sports fields, and other major municipal facilities such as community centres.
- b) In addition to their recreational focus, Community Parks should reflect the aspirations of the community as a whole through sustainable design, limited parking and vehicular circulation (not including emergency services), and the provision of facilities that contribute to the enjoyment of the natural setting and physical health. Community Parks can be complemented by a series of park pavilions and shelters

accommodating concessions, washrooms, educational and community facilities supporting year-round, day and evening activity, and ensuring that Community Parks are safe and vibrant.

- c) The size and design of Community Parks should be consistent with the North Oakville East Secondary Plan.
- d) Park entrance designs should primarily orient pedestrians to the park while addressing servicing, emergency vehicles and include minimized parking at the entrance. Where areas of surface parking, visitor drop-off or service areas are required, design elements should be applied to integrate these areas into the park. Signs to assist orientation, heritage interpretation elements, public art and park maps should be coordinated at park entrances to avoid unnecessary clutter.
- e) Program elements should include major sports fields as well as passive park facilities such as, walkways, seating areas, park pavilions and interpretive displays relating to local history or natural features.
- f) Highly visible connections should link the major park amenities and facilities through walkways and cycling paths. Where demand warrants, the pedestrian network should be separated from the recreational network used for biking and roller-blading.
- g) Vehicular connections through parkland should be limited to emergency/service vehicle routes and access to major park facilities (e.g. arenas, pools) and parking areas.
- h) Where Community Parks are located in proximity to residential areas, they should be designed to mitigate the impacts of activities which generate light and noise on residential properties and by using measures such as separation distances within the park, directional full cut-off lighting, and buffering such as landscaping and fences.
- i) Limited small scale ancillary retail uses that enhance visitor experience associated with the park function may also be permitted within the Community Park Area designation. Accessory parking areas shall also be permitted.
- j) Permitted uses, buildings and structures must have regard to the policies in the Secondary Plan with respect to development in the flood plain, where applicable.
- k) The size and configuration of each park shall be consistent with the policies of the Town and this Plan. Community Parks shall generally meet the following criteria:

- i) accommodate vehicular parking, as well as pedestrian and bicycle access to facilities;
- ii) be designed and located to be well served by transit; and,
- iii) be located in association with indoor recreation/ community centre facilities or in employment areas.
- iv) Whenever possible, Community Parks shall be located adjacent to Arterial roads and Avenues, school sites and/or the Natural Heritage System Area.

9) Neighbourhood Parks

- a) There are 10 Neighbourhood Parks proposed for the NOESP. Neighbourhood Parks are intended to provide a variety of outdoor recreational experiences and should serve one or more neighbourhoods.
- b) The main permitted uses shall be the range of active and passive recreation uses appropriate to the neighbourhood scale ranging from sports fields, splash pads, tennis and/or basketball courts, shade structures, seating areas and nature viewing. Accessory parking areas shall also be permitted but generally parking shall be on street adjacent to the park.
- c) Generally, neighbourhood parks will be maintained as active parkland with sports fields, tennis courts and children's play areas, although there may be areas which are maintained as natural, passive parkland. Sports fields may be lit facilities.
- d) Neighbourhood Parks should be approximately 4.25 hectares (10.5 acres) in size but may range from 4.0 hectares to 4.5 hectares (9.9 acres to 10.5 acres).
- e) The parks should contribute to the structure and identity of the neighbourhood.
- f) Neighbourhood Parks will include a minimum of 2 major sports fields and other facilities such as children's play equipment.
- g) Where possible, Neighbourhood Parks should be located adjacent to school sites to encourage sharing of indoor and outdoor facilities.
- h) On street parking shall be available adjacent to neighbourhood parks as well as utilizing parking lots on school blocks where possible.
- i) The size and configuration of each park shall be consistent with the policies of the Town and this Plan. Neighbourhood Parks shall generally meet the following criteria:

- i) Walk to and/or drive to facilities;
 - ii) Designed and located to be well served by transit facilities;
 - iii) Generally located within neighbourhood boundaries as shown on Appendix A
 - iv) Generally square or rectangular in shape as depicted in the Master Plan
- j) Whenever possible, to minimize impacts on residential development, Neighbourhood Parks shall be located adjacent or abutting non-residential uses including elementary school sites, places of worship, commercial development and/or Core or Linkage Preserve Areas, and, designed to mitigate the impacts of activities which generate light and noise on residential properties through the use of measures such as separation distances within the park, directional, full cut-off lighting and buffering such as landscaping and fences.
- 10) Village Squares
- a) Village Squares are the smallest in the parks hierarchy. The design of Village Squares should reflect the needs of surrounding residents including places to sit and socialize, dedicated play areas for children of all ages and a significant tree canopy for shade and drainage benefits.
 - b) The main permitted uses shall include a range of active and passive recreation uses from gazebos, minor spray apparatus, seating areas, and nature viewing to playgrounds and areas for unorganized recreational and leisure activities.
 - c) Village Squares provide passive open space areas which are intended to serve as focal points within sub-areas of each neighbourhood and are accessible within a five minute walk.
 - d) Village Squares should be approximately 0.3 hectares (0.7 acres) in size with a maximum area of 0.5 hectares except for one larger village square in Neighbourhood 14 which will be approximately 1.0 hectare (2.5 acres) in area.
 - e) Village Squares should contribute to the structure and identity of the sub-neighbourhoods.
 - f) Village Squares should be surrounded on at least two sides by a public street.
 - g) Housing should front on to as many sides of the Village Square as possible and should address the park.

- h) The Village Square Area designation on Figure NOE2 is a conceptual designation that represents a general location for generally passive open space areas which are intended to serve as focal points for portions of a neighbourhood.
 - i) The exact location and configuration of Village Squares on Figure NOE2 will be established during the preparation of plans of subdivision or other development plans.
- 11) Urban Squares
- a) The Trafalgar Urban Core includes well distributed locations for Urban Squares. Intended to provide flexible outdoor spaces for socializing and civic events, the Squares will provide outdoor respite within the most intensely urban area of the community and create a focal point for the buildings and streets which face them. Urban Squares will consist of outdoor courtyards and plazas framed by mixed-use buildings.
 - b) Shops and restaurants will have an opportunity to “spill-out” into the urban squares creating places to sit, people-watch and enjoy informal events. Urban Squares can include a sequence of interpretive areas and/or public art to describe the rich history of North Oakville.
 - c) Urban Squares will be located in the Trafalgar Urban Core and will contain passive open space areas which are intended to serve as focal points within the Trafalgar Core Area.
 - d) Urban Squares should be established at key focal points within the Trafalgar Urban Core Area.
 - e) Urban Squares will generally consist of passive open space areas.
 - f) Urban Squares should generally be smaller in size than Village Squares and their size and design should relate to development on adjacent sides.
 - g) Urban Squares may be in public or private ownership.
 - h) The number of Urban Squares in the Trafalgar Urban Core Area will be related to the ultimate size of individual facilities.
 - i) Urban Squares should be designed to ensure overlook opportunities from surrounding uses and abutting roads.

- j) The policies regarding the establishment of Urban Squares within the Trafalgar Urban Core Area are found in Sections 7.5.14 and 7.6.4 of the Secondary Plan. Urban Squares shall:
 - i) consist of passive open space;
 - ii) be generally smaller in size than Village Squares;
 - iii) be located in discussions with Town staff during the subdivision and or site plan stages.
- 12) Open Spaces
- a) In addition, the following land use types provide opportunities for more passive recreation uses are also considered part of the parkland hierarchy and the Open Space System:
 - i) Core Preserve Area;
 - ii) Linkage Preserve Area;
 - iii) High and Medium Constraint Stream Corridor Areas;
 - iv) Other Hydrological Features; and,
 - v) Stormwater Management Facilities.
 - b) Policies for these lands are found in Sections 7.4.6 to 7.4.12 of the NOESP Secondary Plan.
 - c) This *Parks Facilities Distribution Plan* does not apply to lands associated with open spaces, as describe in section 13 a).
- 13) Trails Development
- a) The development of trails within the NOESP is generally described in the documents entitled:
 - i) North Oakville East Trails Plan; and,
 - ii) North Oakville East Cycling Strategy
 - b) This *Parks Facilities Distribution Plan* does not apply to lands associated for trails development, as describe in section 14 a).

IMPLEMENTATION AND GENERAL DESIGN

- 14) General Design
- a) All parkland dedicated to the Town shall not be considered to be part of the Natural Heritage System for the NOESP.
- 15) Facilities Planning, Allocation and Distribution

- a) Facilities planning for all parks in the NOESP shall be consistent with the Town's Parks, Recreation, Culture and Library Master Plan, the Town's 10 year capital plan and as approved by Council. The facilities as shown in Appendix A illustrate the intended facilities plan for the community and neighbourhood parks. These facility allocations may change based on community input, recreation trends and future community needs.
 - b) Facilities plans for village and urban squares will be developed as a condition of subdivision agreements and in consultation with the Parks and Open Space Department and as generally described in this document.
- 16) Park Frontage requirements
- a) In the order of 50% of the perimeter will be bounded by a combination of roads and open space which will allow public access or, at a minimum, private open space which will allow significant views of the feature or facility. Where only road frontage is provided, the frontage should be in the order of 40% of the perimeter of the features and facilities.
- 17) Condition of Parkland Conveyance in Subdivision Agreements
- a) All parkland conveyed to the Town shall be conveyed in a physical condition satisfactory to the Town and in accordance with the policies, practices and guidelines of the Town.
 - b) Unless agreed to by the Town, all parkland shall be free of all encumbrances and shall not include easements to third parties.
 - c) All parkland with the exception of Joshua's Creek Community Park, shall:
 - i) be rough graded to the Town's satisfaction in accordance with any grading plans approved from the Town.
 - ii) provide at least 300 mm of topsoil through the site.
 - iii) be free of any contaminants and comply with standards for parkland use as provided for in the *Environmental Protection Act* and Regulations thereunder, or such other standards issued by the Ministry of the Environment from time-to-time.
 - iv) be serviced with road frontage and service connections including but not limited to hydro, water, sanitary and storm to the satisfaction of the Town.

- d) A “Future Parkland” designation sign shall be placed, and maintained in good repair, on all park blocks by the owner to identify that said block will be used as park in the future. Information as to the content of the sign shall be provided and identified in the subdivision agreement.
 - e) No parkland block within a subdivision agreement may be used for any purpose without the advance and sole approval of the Town.
 - f) Park blocks shall be temporarily fenced to the satisfaction of the Town, until such time as the park has been accepted by the Town, to prevent dumping or any unauthorized use of the park block.
 - g) A permanent fence, built to the Town's specifications, shall be installed within the park along the perimeter of the park adjacent to all residential, commercial or industrial properties. The fence will be located 150mm (6") from the property line on the park side of the property line; in the case of chain link, fence fabric shall be installed on the public side.
 - h) Undeveloped park blocks may be required to be seeded to the satisfaction of the Town prior to the park being developed or improved.
 - i) The maintenance of park blocks prior to the park being developed and after it is developed or improved shall be the responsibility of the owner until such time as the park block is accepted by the Town.
- 18) Parkland Development Process
- a) The Town shall be responsible for the design and construction of community parks. The Town shall be responsible for retaining consultants as required, conduct community meetings, tender preparation, call and award and construction supervision and contract administration.
 - b) Developers, as a condition of their subdivision agreement and consistent with the Master Parkland Agreement, shall provide design services and construct the neighbourhood parks, village squares and urban squares consistent with the Town's policies and procedures for Developer Build parks. Developers shall receive development charges credits for such works.
- 19) Timing for Developing Parks
- a) The development and timing for the development of community parks shall be consistent with the Town's 10 year capital plan and as approved by Town Council.

- b) Specific timing of the development of individual parks shall be identified as a condition of subdivision agreements. Generally individual parks will be developed at 30% of building permit issuance within the subdivision.
 - c) The development and timing for the development of neighbourhood parks, village squares and urban squares shall be consistent with the Town's 10 year capital plan and as approved by Town Council.
- 20) Community Consultation
- a) As an objective, public consultation and input is important to the development of individual parks and the Town's park and open space system for the NOESP. However, a public meeting for each individual park, village or urban square may not be possible as the development of parks are often planned well in advance of any residents moving into the new neighbourhood. Prospective homeowners should be able to access and view the proposed plans for neighbourhood parks development within any given subdivision area. This shall be done through a combination of on-site signage, and web-based materials available through the Town's web site.
 - b) The development of Community Parks shall include a community consultation process included but not limited to public information meetings.

NORTH OAKVILLE EAST PARKS FACILITIES DISTRIBUTION PLAN

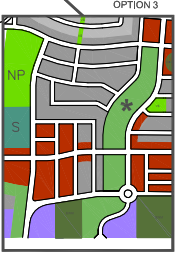
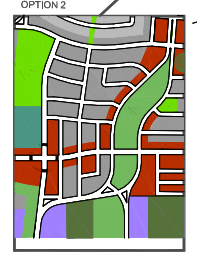
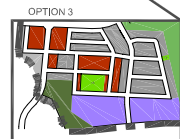
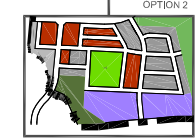
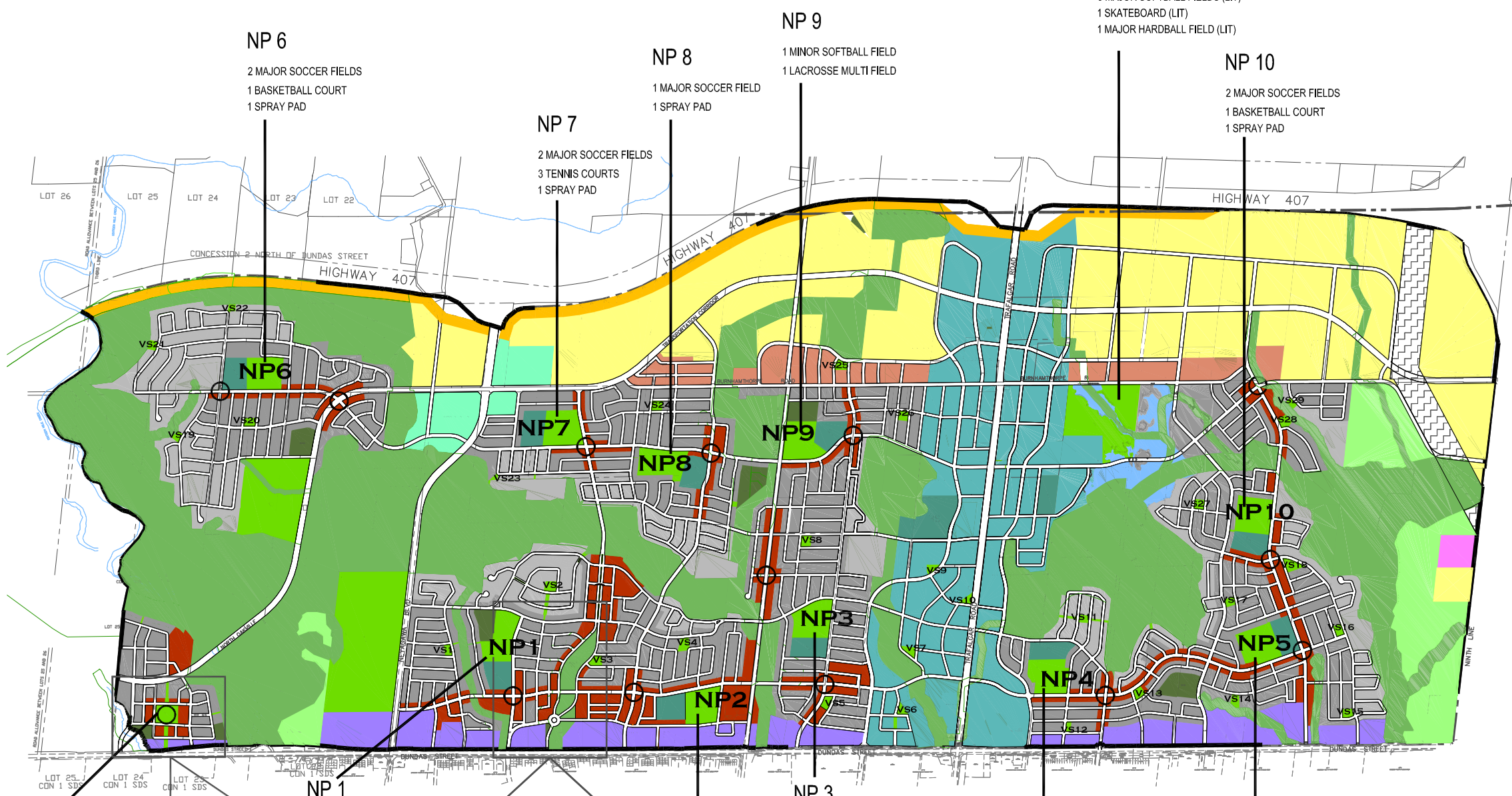
Appendix A Town of Oakville

September 2008

JOSHUA CREEK

- 1 BMX TRACK
- 3 MAJOR SOFTBALL FIELDS (LIT)
- 1 SKATEBOARD (LIT)
- 1 MAJOR HARBALL FIELD (LIT)

SHEVCHENKO PARK
NO MAJOR SPORTS FACILITIES



PARK	SIZE	FACILITIES
NP 1	4.29ha / 10.60ac	1 MINOR SOFTBALL FIELD 4 TENNIS COURTS
NP 2	4.26ha / 10.52ac	2 MAJOR SOCCER FIELDS 1 BASKETBALL COURT
NP 3	4.25ha / 10.50ac	1 MAJOR SOCCER FIELD 1 LACROSSE MULTI FIELD 1 SPRAY PAD
NP 4	4.25ha / 10.50ac	1 MINOR SOFTBALL FIELD 4 TENNIS COURTS 1 SPRAY PAD
NP 5	4.46ha / 11.00ac	2 MAJOR SOCCER FIELDS 3 TENNIS COURTS
NP 6	3.93ha / 9.72ac	2 MAJOR SOCCER FIELDS 1 BASKETBALL COURT 1 SPRAY PAD

PARK	SIZE	FACILITIES
JOSHUA CREEK	9.89ha / 24.43ac	1 BMX TRACK 3 MAJOR SOFTBALL FIELDS (LIT) 1 SKATEBOARD (LIT) 1 MAJOR HARBALL FIELD (LIT)
NP 7	4.34ha / 10.73ac	2 MAJOR SOCCER FIELDS 3 TENNIS COURTS 1 SPRAY PAD
NP 8	4.37ha / 10.80ac	1 MAJOR SOCCER FIELD 1 SPRAY PAD
NP 9	4.26ha / 10.54ac	1 MINOR SOFTBALL FIELD 1 LACROSSE MULTI FIELD
NP 10	4.15ha / 10.25ac	2 MAJOR SOCCER FIELDS 1 BASKETBALL COURT 1 SPRAY PAD
SHEVCHENKO PARK	1.35ha / 3.33ac	NO MAJOR SPORTS FACILITIES

LEGEND

- SECONDARY PLAN AREA BOUNDARY
- OAKVILLE / MILTON MUNICIPAL BOUNDARY
- TRANSITWAY
- DUNDAS STREET URBAN CORE AREA
- NEYAGAWA BLVD. URBAN CORE AREA
- TRAFALGAR ROAD URBAN CORE AREA
- TRANSITIONAL AREA
- EMPLOYMENT AREA
- NATURAL HERITAGE SYSTEM AREA
- INSTITUTIONAL AREA
- STORMWATER MANAGEMENT FACILITY (final location tbd)
- COMMUNITY PARK AREA
- NEIGHBOURHOOD PARK AREA
- VILLAGE SQUARE/URBAN SQUARE
- ELEMENTARY SCHOOL SITE
- SECONDARY SCHOOL SITE
- JOSHUA CREEK FLOODPLAIN AREA
- UTILITY CORRIDOR
- NEIGHBOURHOOD ACTIVITY NODE
- CEMETERY AREA
- NEIGHBOURHOOD CENTRE AREA
- GENERAL URBAN AREA
- SUB URBAN AREA
- HIGH DENSITY RESIDENTIAL AREA
- POLICY REFERENCE - SEE POLICY SECTION 7.4.7.2

Appendix 7.3 North Oakville Master Plan

October 12, 2007

NOTE: The Master Plan assumes the protection of designated heritage resources in accordance with the provisions of Section 7.4.12 of the Secondary Plan



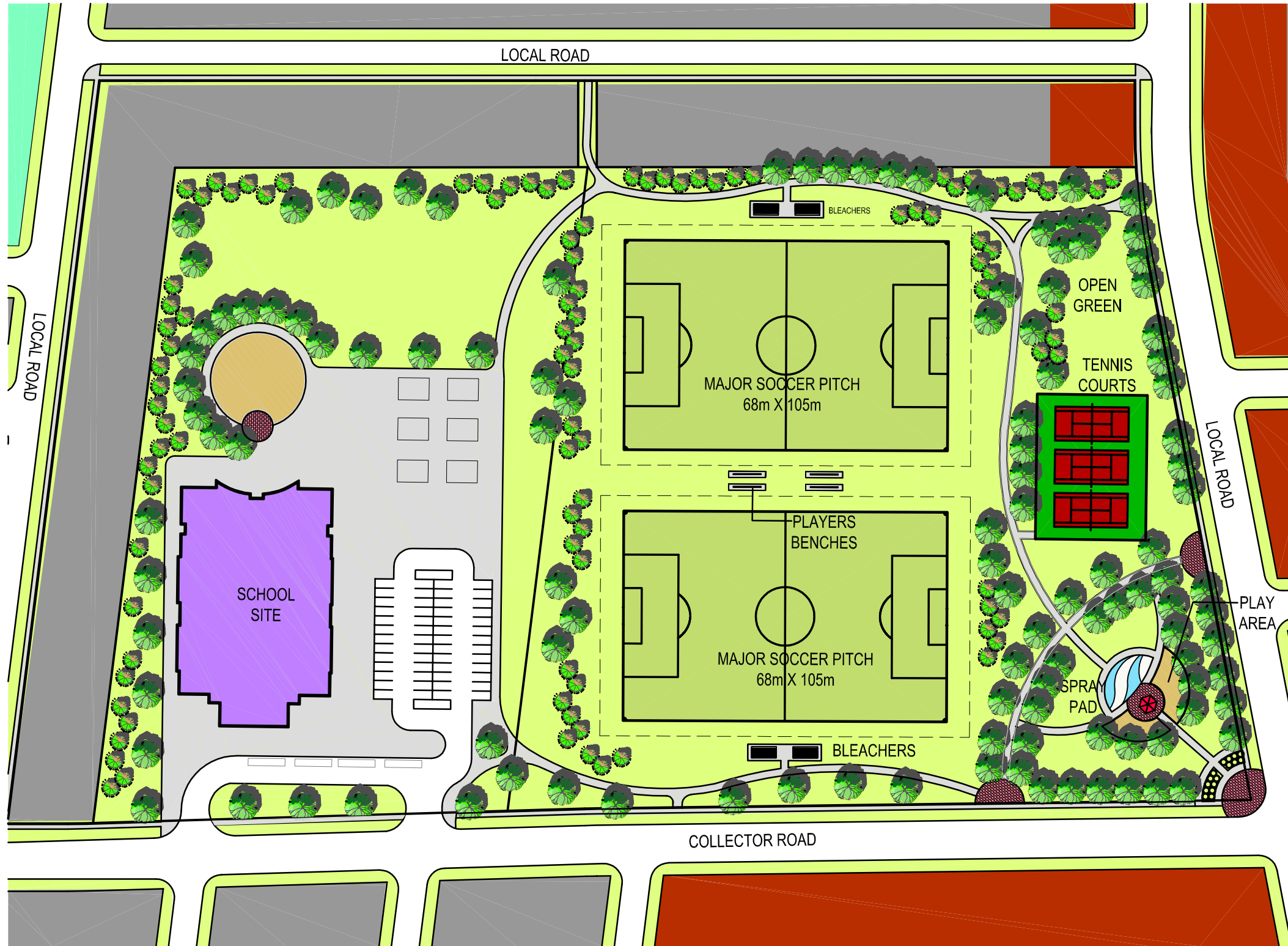
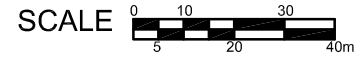
NEIGHBOURHOOD PARK

TOWN OF OAKVILLE

DATE: SEPTEMBER 2008



**COSBURN
GIBERSON** LANDSCAPE ARCHITECTS

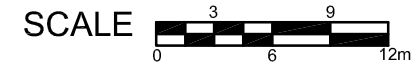


TYPICAL PROGRAM ELEMENTS

- 2 MAJOR SPORTS FIELDS MINIMUM
- PLAY AREA
- SPRAY PAD
- SHELTER
- SEATING
- OPEN GREEN
- LIGHTING
- IRRIGATION

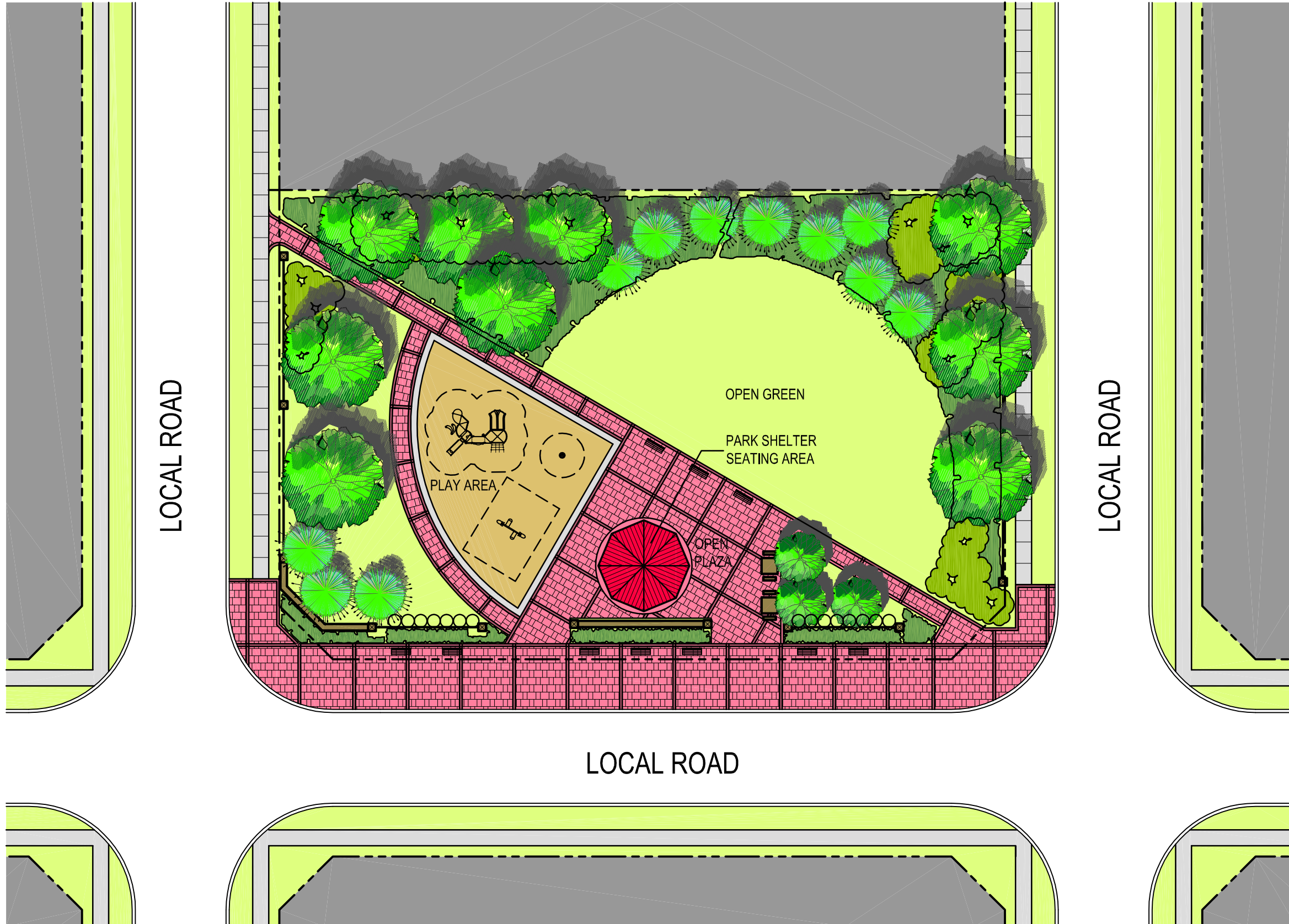
VILLAGE SQUARE

TOWN OF OAKVILLE



DATE: SEPTEMBER 2008

**COSBURN
GIBERSON** LANDSCAPE
ARCHITECTS



TYPICAL PROGRAM ELEMENTS

- PLAY AREA
- SPRAY PAD
- SHELTER
- SEATING
- OPEN GREEN
- PLAZA
- LIGHTING
- IRRIGATION